174.0	0010	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	677,500 / 677,500
					USE VALUE:	677,500 / 677,500
					ASSESSED:	677,500 / 677,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BILLINGS RANDOLPH W--ETAL
Owner 2:	BILLINGS SARAH MONSMA
Owner 3:	
Street 1:	11 ABERDEEN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Aluminum Exterior and 1727 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	295,600	2,800	379,100	677,500
Total Card	0.093	295,600	2,800	379,100	677,500
Total Parcel	0.093	295,600	2,800	379,100	677,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.34 | /Parcel: 392.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0010-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,600	2800	4,050.	379,100	677,500	677,500	Year End Roll	12/18/2019
2019	101	FV	236,700	2800	4,050.	373,600	613,100	613,100	Year End Roll	1/3/2019
2018	101	FV	236,700	2800	4,050.	287,000	526,500	526,500	Year End Roll	12/20/2017
2017	101	FV	236,700	2800	4,050.	270,800	510,300	510,300	Year End Roll	1/3/2017
2016	101	FV	236,700	2800	4,050.	249,100	488,600	488,600	Year End	1/4/2016
2015	101	FV	223,800	2800	4,050.	232,800	459,400	459,400	Year End Roll	12/11/2014
2014	101	FV	223,800	2800	4,050.	214,400	441,000	441,000	Year End Roll	12/16/2013
2013	101	FV	223,800	2800	4,050.	214,400	441,000	441,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEAHY JOHN C--E	1091-178		2/27/1992		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2008	819	New Wind	18,857					
11/7/2007	1031	Re-Roof	12,370					
11/20/1998	804	Manual	2,500					REROOF PORCH
12/20/1996	657		10,000					REMODEL KIT/BATH
8/5/1994	397		5,261					WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2018	Meas/Inspect	BS	Barbara S
10/31/2008	Meas/Inspect	345	PATRIOT
1/31/2000	Inspected	276	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
12/12/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,051 | Spl Credit | Total: 379,100

User Acct

116804

GIS Ref

GIS Ref

Insp Date

06/18/18

!13602!

PRINT

Date	Time
12/11/20	03:31:58

LAST REV

Date	Time
07/10/18	10:12:21

apro

PAT ACCT. 13602

USER DEFINED

Prior Id # 1:	116804
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32567573
Const Adj.:	0.98000199
Adj $ / SQ:	168.891
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401580
Depreciation:	106017
Depreciated Total:	295563

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

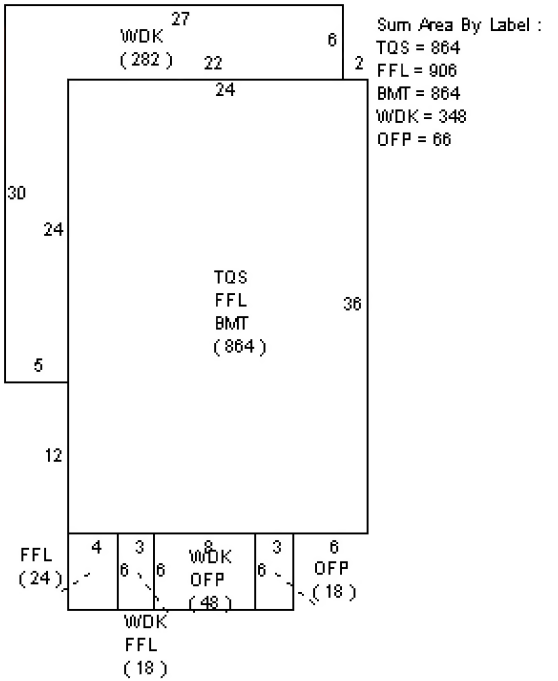
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.89
Special Features:	0	Val/Su Net:	104.38
Final Total:	295600	Val/Su SzAd	190.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	906	168.890	153,016
BMT	Basement	864	58.930	50,912
TQS	3/4 Story	648	168.890	109,442
WDK	Deck	348	8.700	3,026
OFP	Open Porch	66	40.670	2,684

Net Sketched Area:	2,832			Total:	319,080
Size Ad	1554	Gross Are	3048	FinArea	1727

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0010-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	FR	1940	26.96	T	50	101			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800